



Eisenhower East Block 20

***Coordinated Development District
Concept Plan Amendment #2017-0003***

Development Special Use Permit #2017-0005

***Transportation Management Plan
Special Use Permit #2017-0103***

***Encroachment #2017-0004
Encroachment #2017-0005***

2200 & 2200A Mill Road

City Council

December 16, 2017

Project Location

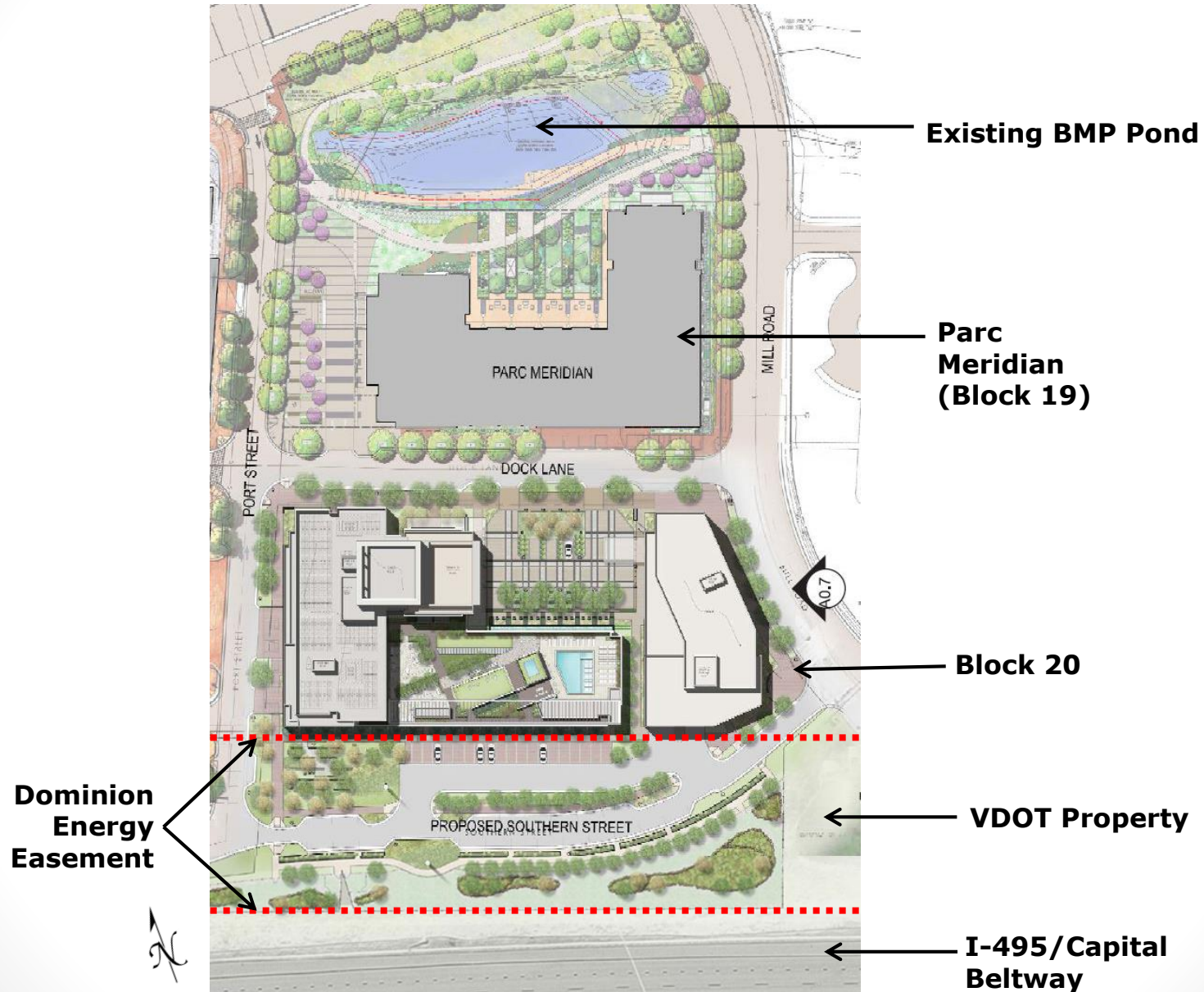


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Site Context



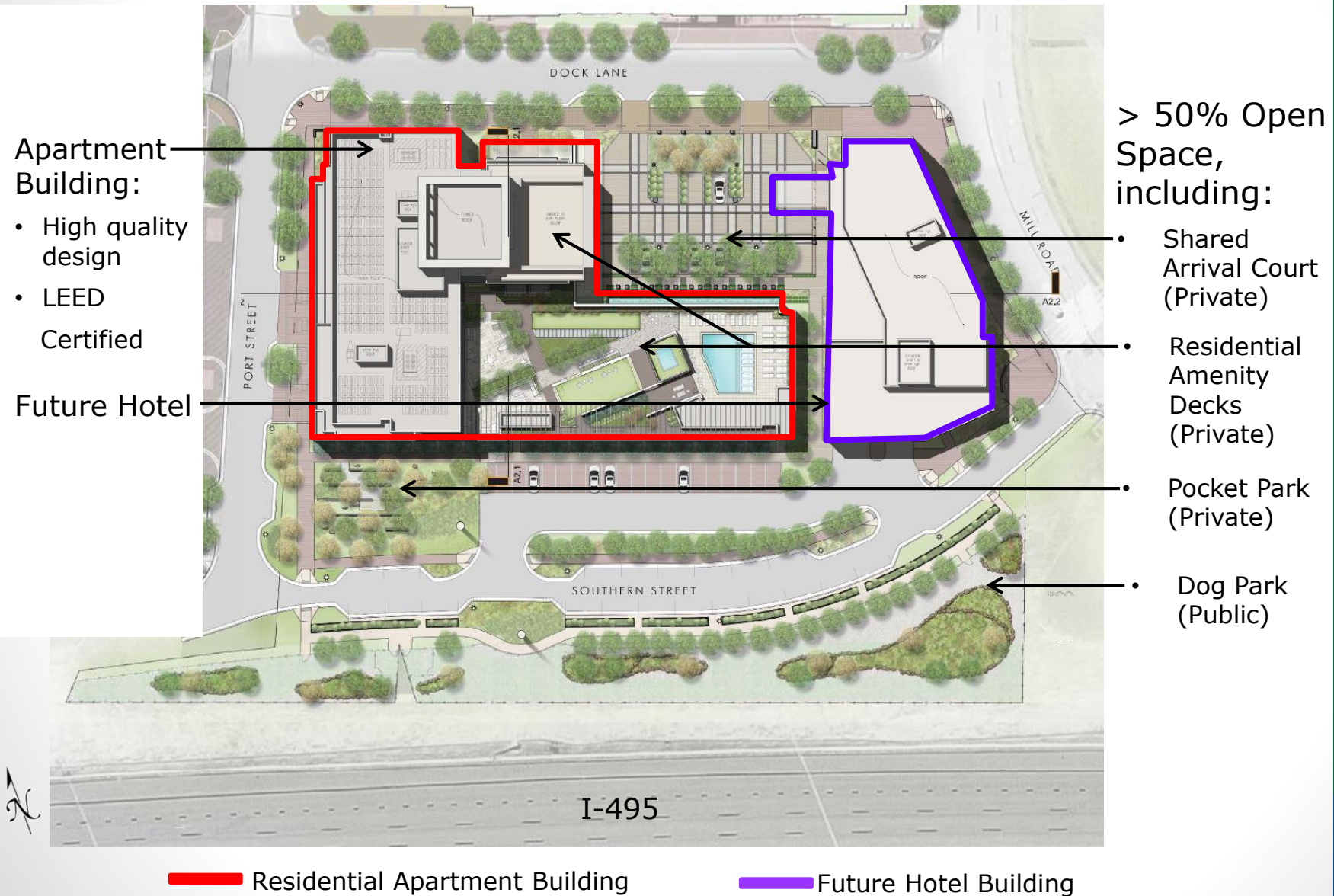
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Project Description



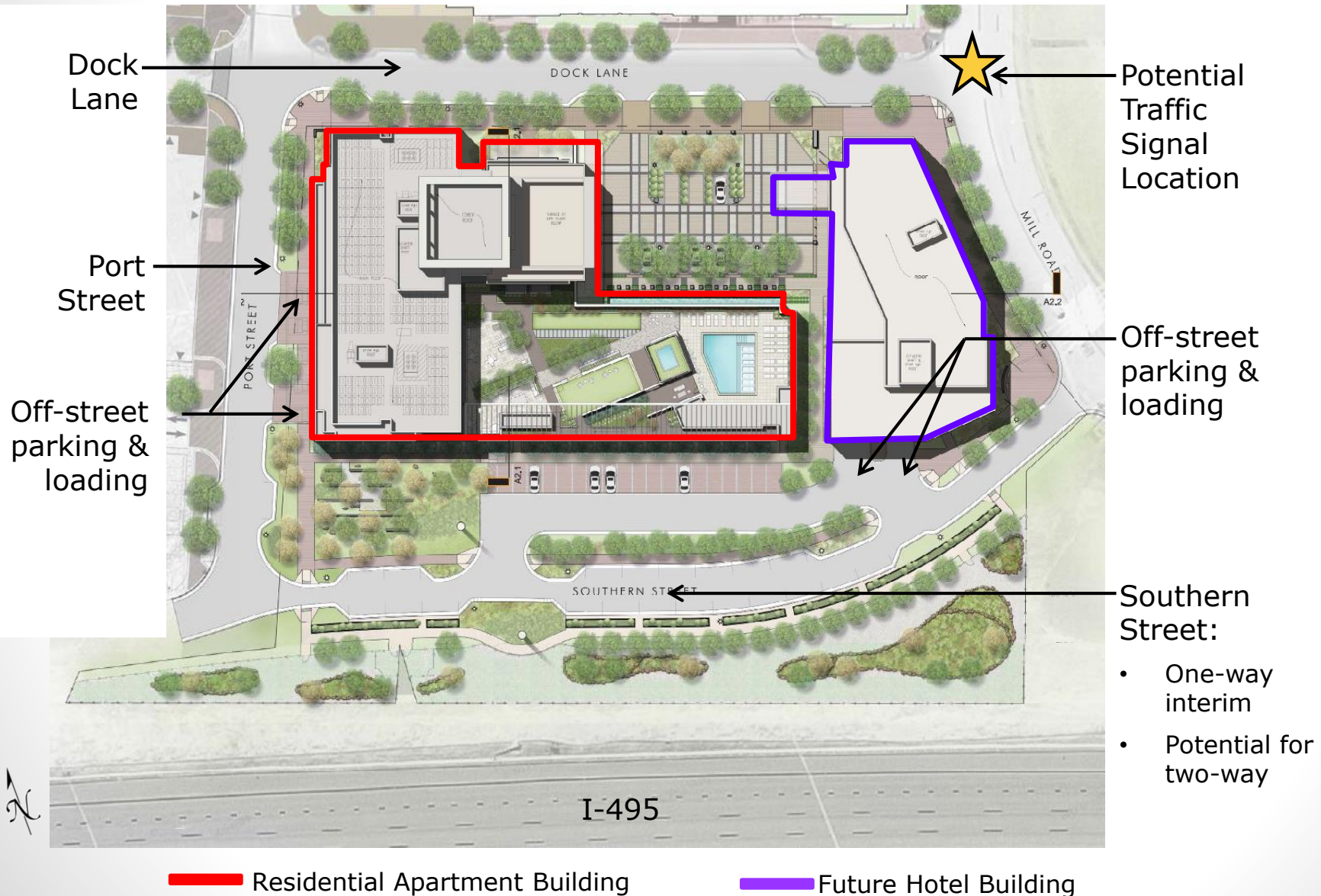
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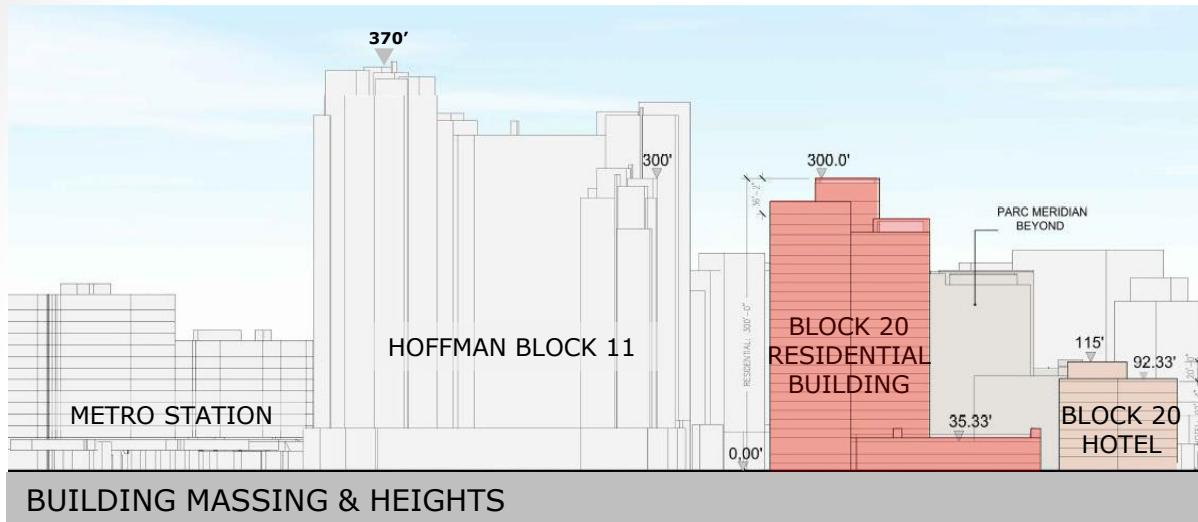
Project Description (Circulation)



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Residential Building Design



- 26 stories
- 300 feet tall
- 420 units
- 396 structured parking spaces



Residential Building Design

(cont'd)



VIEW OF BLOCK 20 FROM MILL ROAD



VIEW OF PARC MERIDIAN FROM
EISENHOWER AVENUE

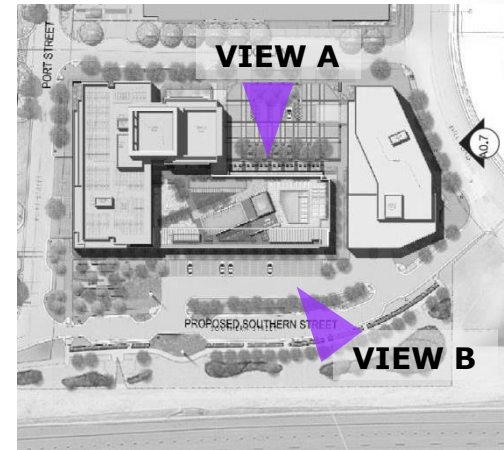
Residential Garage Facades



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VIEW B : SOUTH GARAGE FAÇADE LOOKING FROM SOUTHERN STREET



KEY



VIEW A: NORTH GARAGE FAÇADE LOOKING FROM DOCK LANE



Special Use Permits + Encroachments

CDD Concept Plan Amendment

- Amended for consistency with the recently approved Eisenhower East Small Area Plan Amendment.

Special Use Permits

- An amendment to Transportation Management Plan Special Use Permit #2015-00045.

Encroachments

- **#1** : Residential balcony overhangs into the public right-of-way.
- **#2** : Below-grade transformer vaults within the public right-of-way.



Community Benefits

- Economic development of a vacant block in close proximity to Metro.
- Development of the street grid.
- Construction and maintenance of a public dog park.
- \$350,000 contribution to the Eisenhower East Open Space Implementation Fund.
- 15 affordable set-aside units on-site or an equivalent monetary contribution of \$3 million.
- \$50,000 contribution for a bikeshare station.
- Infrastructure design and upgrades.
- Design and installation of public art features.



Public Outreach

Carlyle/Eisenhower East Design Review Board (DRB)

- Reviewed proposal 4 times in 2017: March, May, July, and September.

Planning Commission and City Council Work Sessions

- Held in May and June 2017 as part of the Eisenhower East Small Area Plan Amendment.
- Review of summary and results of land use analysis, fiscal impact analysis, and office competitiveness study.

Presented to Federation of Civic Associations in November 2017

Conclusion

Staff and the Planning Commission recommends **approval** of the Development Special Use Permit with site plan and all other applications subject to compliance with all applicable codes and the following staff recommendations.

